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Planning
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Miss. L. Howard
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

21st June 2019

Dear Lisa

RETENTION OF FOUR BIOMASS BOILERS – MOOR VIEW, KINGSLEY ROAD, CELLARHEAD

On behalf of my clients Mr. & Mrs. Price, I would be grateful if you would find attached a planning application which seeks consent to retain four biomass boilers that have been installed within an existing building at the above site.

The application site lies within the rural area and is also defined as Green Belt. Policy SS6c of the Core Strategy states that the rural areas will provide only for development which meets an essential local need, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. Policy SS6c goes on to state that the quality of the countryside will be conserved and enhanced by ensuring renewable energy schemes are of an appropriate scale, type and location. Policy SS6c also states that strict control will continue to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as defined by Government policy.

Paragraph 146 of the NPPF allows for the reuse of rural buildings provided that the resultant use does not detract from the openness of the Green Belt or conflict with the purposes of including land within it. The application proposes the reuse of an existing building to accommodate the biomass boilers and by virtue of the biomass boilers being contained within footprint of the existing building they do not result in a loss of openness to the Green Belt or derive any conflict with the purposes of including land within it. The proposed development is therefore considered to constitute an appropriate form of development within the Green Belt. The alterations to the roof of the building to accommodate the four chimneys to the boilers are also considered to constitute an appropriate form of development, as they amount to the limited alteration of an existing building, and do not

result in disproportionate additions, and thus accord with the provisions of paragraph 145 of the NPPF. The principle of development is therefore considered to be acceptable.

Support for the proposal is also afford by policy SD2 of the Core Strategy which states that the District will strive to meet part of its future energy demand through renewable or low-carbon energy sources (which could be through a variety of technologies for example wind power, solar energy, biomass etc). The policy states that this will be achieved by supporting small and large scale stand alone renewable or low-carbon energy schemes subject to the degree to which the scale and nature of a proposal impacts on the landscape, the degree to which the environmental benefits of a scheme has been demonstrated, the impact on protected sites, and the impact on the amenity of residents and other interests of acknowledged importance, including the historic environment. The biomass boilers installed on site provide a renewable source of heat to the existing dwelling, its adjacent ancillary annexes, as well as the other buildings on the site. The location of the boilers within the existing building, coupled with the screening afforded by the roofs of the existing buildings and the presence of existing vegetation to site boundaries means the development does not have any material adverse impact on the landscape. The boilers are also sited sufficiently distant from neighbouring residential occupiers to avoid any adverse impact on their residential amenity.

Such considerations lead me to conclude that the proposal is acceptable in planning terms, and meets the requirements of policies SS6c, R1, SD2 and DC1 of the Staffordshire Moorlands Core Strategy, and guidance set out within the National Planning Policy Framework. The Local Authority is therefore respectfully requested to grant planning permission to retain the biomass boilers.

In terms of the site inspection would you please that the site is guarded by security dogs, and consequently an appointment will need to be made with the applicant in advance (David Price). I trust this proposal will be of interest, and should you have any queries or concerns in this regard please do not hesitate to contact me.

Yours sincerely

Rob Duncan
Planning Consultant